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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

WELLS FARGO BANK, N.A., a national
banking association;

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited-liability company;
SOUTHERN HIGHLANDS COMMUNITY
ASSOCIATION, a Nevada non-profit
corporation; TERRAZA HOMEOWNERS
ASSOCIATION, a Nevada non-profit
corporation; and ALESSI & KOENIG, LLC,
a Nevada limited-liability company;

Defendants.

Case No.: 2:15-cv-00813-rfb-gwf

**STIPULATION AND ORDER TO
DISMISS DEFENDANT TERRAZA
HOMEOWNERS ASSOCIATION
WITHOUT PREJUDICE**

Plaintiff Wells Fargo Bank, N.A. (“Wells Fargo”), by and through its counsel, the law firm of Snell & Wilmer L.L.P., together with Defendant Terraza Homeowners Association (“Terraza”), by and through its counsel, the law firm of Pengilly Robbins, hereby stipulate and agree as follows:

WHEREAS, Wells Fargo filed its Complaint (Docket #1) on April 30, 2015, alleging, *inter alia*, that Terraza had a recorded lien on the Property located at and identified as 3270 Sicily Heights Court, Las Vegas, Nevada 89141, APN 177-32-218-034 (the “Property”); and

WHEREAS, Terraza filed a Motion to Dismiss Complaint for Lack of Subject Matter Jurisdiction (“Motion to Dismiss”) on May 26, 2015 (Docket #9); and

WHEREAS, Terraza represents, and the Clark County Recorder’s website reflects, that Terraza has released the liens and claims no adverse interest in the Property; and

WHEREAS, no other party has asserted any cross-claims against Terraza;

NO THEREFORE, it is hereby stipulated and agreed by and between Wells Fargo and Terraza that:

1. Terraza is hereby dismissed from this action without prejudice; and
2. Terraza withdraws its Motion to Dismiss (Docket #9) as moot; and
3. Wells Fargo and Terraza will bear their own costs and fees.

Dated June 25, 2015.

SNELL & WILMER L.L.P.


PENGILLY ROBBINS

By: /s/ Wayne Klomp
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Homeowners Association*

ORDER

IT IS SO ORDERED.


RICHARD F. BOULWARE, II
United States District Judge

Respectfully submitted by:

DATED: **July 1, 2015.**

SNELL & WILMER L.L.P.

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CERTIFICATE OF SERVICE

I hereby certify that on June 25, 2015, I electronically filed the foregoing with the Clerk of Court for the U.S. District Court, District of Nevada by using the Court's CM/ECF system. Participants in the case who are registered CM/ECF users will be served by the CM/ECF system.

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DATED: June 25, 2015

/s/ Lara J. Taylor

An Employee of Snell & Wilmer L.L.P.